

WARRANTY DEED

Joint Tenancy

Know all Men by these Presents,

That

Eugene Peters and Alice M. Peters
of Waterville, County of Kennebec, State of Maine

in consideration of ONE DOLLAR and other valuable considerations

014283

TRANSFER
TAX
PAID

paid by David B. Bourgaize and Karen E. Bourgaize
of Albion, County of Kennebec, State of Maine

whose mailing address is RR 1, Box 2570, Albion, Maine 04910

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

David B. Bourgaize and Karen E. Bourgaize

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land in Waterville, with the buildings thereon, County of Kennebec, State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at a point one hundred seventeen [117] feet from the intersection of the west line of Messalonskee Avenue and south line of Brookline Avenue, measured along west line of Messalonskee Avenue; thence westerly parallel to Brookline Avenue, one hundred twenty-seven [127] feet, more or less, to the east line of property now or formerly of E. Gagne; thence southerly along Gagne's easterly line fifty [50] feet to an iron pipe marking the southeast corner of Gagne property; thence easterly along the north line of property, now or formerly of Alice Foster, one hundred thirty-one [131] feet, more or less, to westerly line of Messalonskee Avenue; thence northerly along westerly line of Messalonskee Avenue fifty [50] feet to point of beginning. Also the right of the within grantees, their successors and assigns, to enter on land owned now or formerly by Alice Foster, lying next southerly of land hereby conveyed for the purpose of constructing, maintaining and repairing sewers to connect with the sewer now running southerly across the land of said Foster, said connecting sewer to be constructed in such places on said adjoining land as will cause the least inconvenience to the owners of said adjoining land.

Excepting and reserving for the benefit of the owners of adjoining lots, their heirs and assigns, the right to enter on the premises hereby conveyed at any and all reasonable time for the purpose of constructing, maintaining and repairing a sewer to connect with a sewer now running southerly across the land now or formerly of Alice Foster, said connecting sewers to be constructed in such places on said adjoining land as will cause the least inconvenience to all concerned. Said premises being further described as Lot No. 1 on Plan of Lots for the Waterville Development, Inc. of Waterville, Maine, made by F. Y. Armstrong, C. E., dated May 14, 1938, recorded in Kennebec Registry of Deeds.

Also another certain lot or parcel of land situated in said Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at the point which marks the southeast corner of land formerly of Clifton B. McMullen on the west side of Messalonskee Avenue, so-called; thence in a southerly direction along the west line of said Messalonskee Avenue a distance of twenty-five [25] feet to a rod sunk in the ground; thence at right angles and in a westerly direction a distance of thirty [30] feet to an iron pin sunk in the ground; thence in a northwesterly direction to an iron pin sunk in the ground in the southerly line of land formerly of Clifton B. McMullen; thence in an easterly direction and along the south line of land, formerly of said Clifton B. McMullen a distance of Sixty-one [61] feet to the point of beginning.

Meaning and intending to convey the premises described in a deed recorded in the Kennebec County Registry of Deeds at Book 2593, Page 215.

To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said David B. Bourgaize and Karen E. Bourgaize

07-323

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And ^{we} do ~~rennaut~~ with the said Grantees, their heirs and assigns, that ^{we are}

lawfully seized in fee of the premises, that they are free of all encumbrances

that ^{we} have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that ^{we} and ^{our} heirs shall and will ~~warrant and defend~~ the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

the said Eugene Peters

and Alice M. Peters

husband/wife of the said Eugene Peters

joining in this deed as Grantor^s, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this 05th day of the month of July, A.D. 19 89.

Signed, Sealed and Delivered

in presence of

Della L. Bergeron
Vo Both

Eugene Peters
Alice M. Peters



L-8247

State of Maine, County of Kennebec

July 05, 19 89

Then personally appeared the above named Eugene Peters and

Alice M. Peters

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Della L. Bergeron
Della L. Bergeron, Notary Public
My Commission Expires, November 13, 1994.

Printed Name,

Della L. Bergeron

RECEIVED KENNEBEC SS.

1989 JUL -7 AM 9:00

TEST: Thomas Charles Menn

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